

Eagle River Commercial Center Association

2025 Annual Meeting Minutes

December 30, 2025

The 2025 Annual Meeting of the Eagle River Commercial Center Association was held on Tuesday, December 30, 2025, at 5:00 PM via ZOOM Video Conference

Attendance: Dan Lambert, Hugh Schmidt, Bobby Warner, Shane Dickman, Austin Thomas, Johnny Cross, Jeremy Sheaffer, Steve Coyer

Others in Attendance: Dave Zippie – CPA, and Michael Walter – Managing Agent

Roll Call / Quorum: With fifty-nine (59%) percent of the Membership present, a quorum was established to conduct business.

Approval of the 2024 Annual Meeting Minutes: Hugh Scvhmidt made the motion to waive reading of the Minutes of the annual meeting held January 7, 2025, and approve the Minutes as presented. Dan Lambert seconded the motion to waive reading of the Minutes and Approve the Minutes as presented. With a vote taken, the Minutes of January 7, 2025, Annual Meeting were approved.

Financial Review: Dave Zippie – CPA reviewed the financial statements for the association through November 30, 2025. Dave reported that the association (Year-To-Date) had an operating deficit of \$8,390 with an overall budget deficit of \$13,139 through November due to the front loaded insurance renewal premium.

2026 Budget: Dave Zippie – CPA presented the 2026 budget at the same level as the 2025 budget -unchanged with the exception of a number of line-item adjustments including a significant reduction in the insurance premium for the year. With no member expressing an objection to the 2026 budget, the 2026 budget was ratified by the membership.

Hugh Schmidt made the motion to transfer and budget surplus to the Maintenance Reserve account. Dan Lambert seconded the motion to transfer any budget surplus funds to the Maintenance Reserve Account. And with a vote of membership, any budget surplus funds will be transferred to the reserve account.

Election of Directors: Austin Thomas, J.D. Werkmeister and Steve Mock were re-elected to serve another three (3) year term as Board Members until the 2028 annual meeting.

Other Business: No business presented.

Adjournment: With no further business presented, Hugh Schmidt made the motion to adjourn. Steve Coyer seconded the motion to adjourn and with a vote taken, December 30, 2025, annual meeting of the Eagle River Commercial Center Association adjourned.

Approved: _____